Surplus Farm Dwelling Consent / Severance and Zoning By-Law Amendment Application

Information contained within this box is for office use only			
Consent file number	BNPL2015090	Application fee	$1,854.00
Zoning file number	ZNPL2015091	Conservation authority fee	N/A
Pre-consultation meeting on	—	OSSD form provided	✓
Application submitted on	May 8, 2015	Sign issued	
Complete application on	May 28, 2015		

Property assessment roll number: 3310- 542.030.2300

A. Applicant Information

Applicant name (if the applicant is a numbered company provide the name of a principal of the company)

Sitko Farms Inc.

Address 1500 WEST QUARTER LINE ROAD. NORTH WALSINGHAM, ON

Email address sonjaneuman@amtelecom.net Phone number 519-410-5290

Agent name

SITKO FARMS INC. c/o SONJA NEUMAN

Address

605 CONCESSION ROAD #3, RR#1, WILSONVILLE ON N0E 1Z0

Email address sonjaneuman@amtelecom.net Phone number 519-410-5290

Owner name

SITKO FARMS INC.

Address

605 CONCESSION ROAD #3, RR#1, WILSONVILLE, ON N0E 1Z0

Email address — Phone number 519-443-4191

Norfolk. NORFOLK COUNTY ADMINISTRATION BUILDING
LANGTON

MAY - 8 2015
RECEIVED

Names and addresses of any holders of any mortgagees, charges or other encumbrances on the subject lands. If there are no mortgagees, charges or other encumbrances please indicate NONE:

MARY FALUDI
3412 HWY 24 RR#4 WATERFORD
NOE 1Y0.

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B. Location and Legal Description Of Subject Lands

Geographic township	NORTH WALSINGHAM	Urban or hamlet area	
Concession number	7	Lot number	7
Registered plan number	0272	Lot or block number	04469
Reference plan number	37R8898	Part number	
Frontage		Depth	
Width		Lot Area	
Municipal civic address	1500 WEST QUARTER LINE ROAD NORTH WALSINGHAM, ON		

Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No

If yes, describe the easement or covenant and its effect:

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C. Purpose Of The Development Application

Please explain what you propose to do on the subject lands and premises that make this development application necessary and include the nature and extent of the amendment requested:

SEVERANCE OF SURPLUS DWELLING

Name of person(s), if known, to whom lands or interest in lands is to be transferred, leased or charged (if known):

SITKO FARMS INC.

Description of land intended to be **SEVERED** in metric units:

Frontage	72.00	Depth	56.00
Width	56.00	Lot Area	4032 sq m

Present use:

RESIDENCE

Proposed use:

RESIDENCE

Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

SEE ATTACHED SKETCH

Number and type of buildings and structures **proposed** on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

REMOVAL OF GREENHOUSE

SEE ATTACHED SKETCH

Description of land intended to be **RETAINED** in metric units:

Frontage	1356 m	Depth	
Width	450 m	Lot Area	

Present use:

AGRICULTURE

Proposed use:

AGRICULTURE

Number, type of buildings and structures and dates **existing** buildings or structures were constructed on the land to be severed, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

See Attached Sketch

Number and type of buildings and structures **proposed** on the land to be retained, please describe in metric units, the setback from the front lot line, rear lot line and side lot lines, the height of the building or structure and its dimensions or floor area:

N/A

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D. Property Information

Present official plan designation:

Agricultural

Present zoning:

Agricultural

Is there a site specific zone on the subject lands?

n/a

Has the owner previously severed any lands from this subject land holding or any other lands the owner has interest in since August 24, 1978?

☐ Yes ☐ No ☒ Unknown

If yes, indicate the file number and the status/decision:

Has any land been severed from the parcel originally acquired by the owner of the subject lands?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the file number and the status/decision:

Number of separate parcels that have been created:

Date(s) these parcels were created:

Name of the transferee for each parcel:

The date the subject lands was acquired by the current owner:

Uses of the subject lands:

If known, the length of time the existing uses have continued on the subject lands:

If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated?

Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant?

☐ Yes ☒ No

If yes, identify and provide details of the building:

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E. Previous Use Of The Property

Has there been an industrial or commercial use on the subject lands or adjacent lands?

☐ Yes ☒ No ☐ Unknown

If yes, specify the uses:

Has the grading of the subject lands been changed through excavation or the addition of earth or other material?

☐ Yes ☒ No ☐ Unknown

Has a gas station been located on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Has there been petroleum or other fuel stored on the subject lands or adjacent lands at any time?

☐ Yes ☒ No ☐ Unknown

Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites?

☐ Yes ☒ No ☐ Unknown

Provide the information you used to determine the answers to the above questions:

If you answered yes to any of the above questions, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed.

Is the previous use inventory attached?

☐ Yes ☐ No

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F. Status Of Other Planning Development Applications

Has the subject land or land within 120 metres of it been or is now the subject to a development application under the *Planning Act* for:

1. A minor variance or a consent;
2. An amendment to an official plan, a zoning by-law or a Minister's zoning order;
3. Approval of a plan of subdivision or condominium or a site plan?

☐ Yes ☒ No ☐ Unknown

If yes, indicate the following information about each development application:

File number:

Land it affects:

Purpose:

Status or decision:

Effect on the requested amendment:

Is the above information for other development applications attached?

☐ Yes ☐ No

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G. Provincial Policy

Is the requested consent / severance and zoning by-law amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*?

☒ Yes ☐ No

If no, please explain:

Are the subject lands within an area of land designated under any provincial plan or plans?

☐ Yes ☒ No

If yes, does the requested amendment conform to or does not conflict with the provincial plan or plans:

Are any of the following uses or features on the subject lands or within 500 metres of the subject lands? Please check the appropriate boxes.

If there are no identified uses or features and this does not apply to the subject lands or within 500 metres of the subject lands please check No.

Table 1 Uses and Features on or adjacent to the Subject Lands

Use or Feature	On the Subject Lands	Within 500 Metres of Subject Lands (Indicate Distance)	
Livestock facility or stockyard (if yes, complete MDS 1 – available upon request)	☐ Yes ☒ No	☐ Yes ☒ No	distance
Wooded area	☐ Yes ☒ No	☐ Yes ☒ No	distance
Municipal landfill	☐ Yes ☒ No	☐ Yes ☒ No	distance
Sewage treatment plant or waste stabilization plant	☐ Yes ☒ No	☐ Yes ☒ No	distance
Provincially significant wetland (class 1, 2 or 3) or other environmental feature	☐ Yes ☒ No	☐ Yes ☒ No	distance
Floodplain	☐ Yes ☒ No	☐ Yes ☒ No	distance
Rehabilitated mine site	☐ Yes ☒ No	☐ Yes ☒ No	distance
Non-operating mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No	distance
Active mine site within one kilometre	☐ Yes ☒ No	☐ Yes ☒ No	distance
Industrial or commercial use (specify the use(s))	☐ Yes ☒ No	☐ Yes ☒ No	distance
Active railway line	☐ Yes ☒ No	☐ Yes ☒ No	distance
Seasonal wetness of lands	☐ Yes ☒ No	☐ Yes ☒ No	distance
Erosion	☐ Yes ☒ No	☐ Yes ☒ No	distance
Abandoned gas wells	☐ Yes ☒ No	☐ Yes ☒ No	distance

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H. Servicing And Access

Indicate the existing and proposed type of water supply on the severed lands (example: municipal piped water, communal wells, individual wells):

INDIVIDUAL WELL

Indicate the existing and proposed type of sewage treatment on the severed lands (example: municipal sewers, communal system, septic tank and tile bed):

TILE BED

Indicate the existing and proposed type of storm drainage on the severed lands (example: storm sewers, open ditches):

OPEN DITCHES

Indicate the existing and proposed type of water supply on the retained lands (example: municipal piped water, communal wells, individual wells):

n/a

Indicate the existing and proposed type of sewage treatment on the retained lands (example: municipal sewers, communal system, septic tank and tile bed):

n/a

Indicate the existing and proposed type of storm drainage on the retained lands (example: storm sewers, open ditches):

open ditches

Other:

Will the requested amendment permit development on a privately owned and operated individual or communal septic system that produces more than 4,500 litres of effluent per day as a result of the development being completed?

☐ Yes ☒ No

If yes, the following reports will be required: a servicing options report and a hydrogeological report.

Have you consulted with Public Works & Environmental Services concerning stormwater management?

☐ Yes ☒ No

Has the existing drainage on the subject lands been altered? If so, explain:

Does a legal and adequate outlet for storm drainage exist?

☒ Yes ☐ No ☐ Unknown

Existing and proposed access to severed lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

MUNICIPAL ROAD

Name of road or street:

CONCESSION ROAD # 7

Existing and proposed access to retained lands (example: unopened road, municipal road (maintained all year), municipal road (maintained seasonally), right of way, provincial highway):

MUNICIPAL ROAD

Name of road or street:

CONCESSION ROAD #7

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I. Other Information

Is there a time limit that affects the processing of this development application?

☐ Yes ☒ No

If yes, describe:

Is there any other information that you think may be useful in the review of this development application?

Norfolk County
Working together with our community to provide quality services..

Evaluation Form for Existing On-Site Sewage Systems

Date: July 2009

Office Use Only	File No.:	Date Received:	
Property Information	Municipal Address: 1500 WEST 1/4 LINE RD, LANGTON		
Owner: SITKO FARMS INC.		Lot: 7	Concession: 7
Lot Area: 0449	Lot Frontage: 560 m	Assessment Roll No.: 3310-542-030-2300	
Purpose of Evaluation	☐ Consent ☐ Minor Variance ☐ Site Plan ☐ Zoning ☐ Other SURPLUS SEVERANCE		
Building Information	☐ Residential ☐ Commercial ☐ Industrial ☑ Agricultural		
Building Area: 4032 sq m	No. of Bedrooms: 3	No. of Fixture Units: 9	Is the building currently occupied? Yes / No If No, how long?
Evaluator's Information	Evaluator's Name: DAVE DUESLING	Company Name: DUESLING TRUCKING & EXCAVATING	
Address: 17 COLLEGE ST WATERFORD ON		Postal Code: N0E 1Y0	Phone: 519-443-5754
Email: dave-dues@hotmail.com		BCIN #: 13357	
Site Evaluation	Ground Cover (trees, bushes, grass, impermeable surface): GRASS		Soil Type: SAND
Site Slope: ☑ Flat ☐ Moderate ☐ Steep	Soil Conditions: ☐ Wet ☑ Dry		Depth of Water Table: MORE THAN REGIA ft.
Surface Discharge Observed: Yes (No)	Odour Detected: Yes (No)		Current Weather (at time of evaluation): OVERCAST 16°
System Evaluation	Class of System: ☐ 1 (Privy) ☐ 2 (Greywater) ☐ 3 (Cesspool) ☑ 4 (Leaching Bed) ☐ 5 (Holding Tank)		
Tank: ☑ Pre-cast ☐ Plastic ☐ Fibre Glass ☐ Wood ☐ Other ~~Steel~~		Size: 800 Gal.	Pump: Yes (No)
Distribution System: Area: ☑ Trench Bed ☐ Filter Medium	No. of Tile Runs: 4	Total Length of Tile: 240'	Distance Between Tile Runs: 6'
Tile Material: ☐ PVC ☑ Clay ☐ Other	Ends: ☑ Capped ☐ Joined	Cover: ☐ Filter Cloth ☐ Sand ☐ Top Soil ☑ Seeded	

Setbacks:	Tank	Distribution Pipe
Distance to Buildings & Structures (ft)	See attached survey sketch.	
Distance to Bodies of Water (ft)		
Distance to Nearest Well (ft)		
Distance to Proposed Property Lines	Front ____ Rear ____ Side ____ Side ____	Front ____ Rear ____ Side ____ Side ____

OVERALL SYSTEM RATING	☑ System Working Properly / No Work Required
GOOD	☐ System Functioning / Maintenance Required
	☐ System Not Functioning / Minor Repair Required
	☐ System Failure/Major Repair / Replacement Required
	Note: Any repair/replacement of an on site sewage system requires a building permit. Contact the Norfolk County Building Division at (519) 426-4377 for more information.
	Additional Comments:

VERIFICATION

OWNER:

The owner is responsible for having a site evaluation conducted of the above mentioned property. Neither the evaluation nor the approval thereof shall in any way exempt the owner(s) from complying with the Ontario Building Code or any other applicable law.

I, SONJA NEUMAN (representative for owner) ((the owner of the subject property)) hereby authorize the above mentioned evaluator to act on my behalf with respect to all matters pertaining to the existing on-site sewage system evaluation.

Owner Signature _____ Date May 19, 2015

EVALUATOR:

1. I, DAVE DIESING declare that this site evaluation is accurate as of the date of inspection. No determination of future performance can be made due to unknown conditions, future water usage over the life of the system, abuse of the system and/or inadequate maintenance, all of which may adversely affect the life of the system. This evaluation does not grant or imply any guarantee or warranty of the future performance of the sewage system. The undersigned takes no responsibility for the accuracy of existing or proposed property lines, whether measured or implied.

Evaluator Signature _____ Date May 19/15

BUILDING DIVISION COMMENTS:

Comments: _____

I, _____ have reviewed the information contained in this form as submitted.

Chief Building Official or designate _____ Date _____

Revised: March 24, 2011

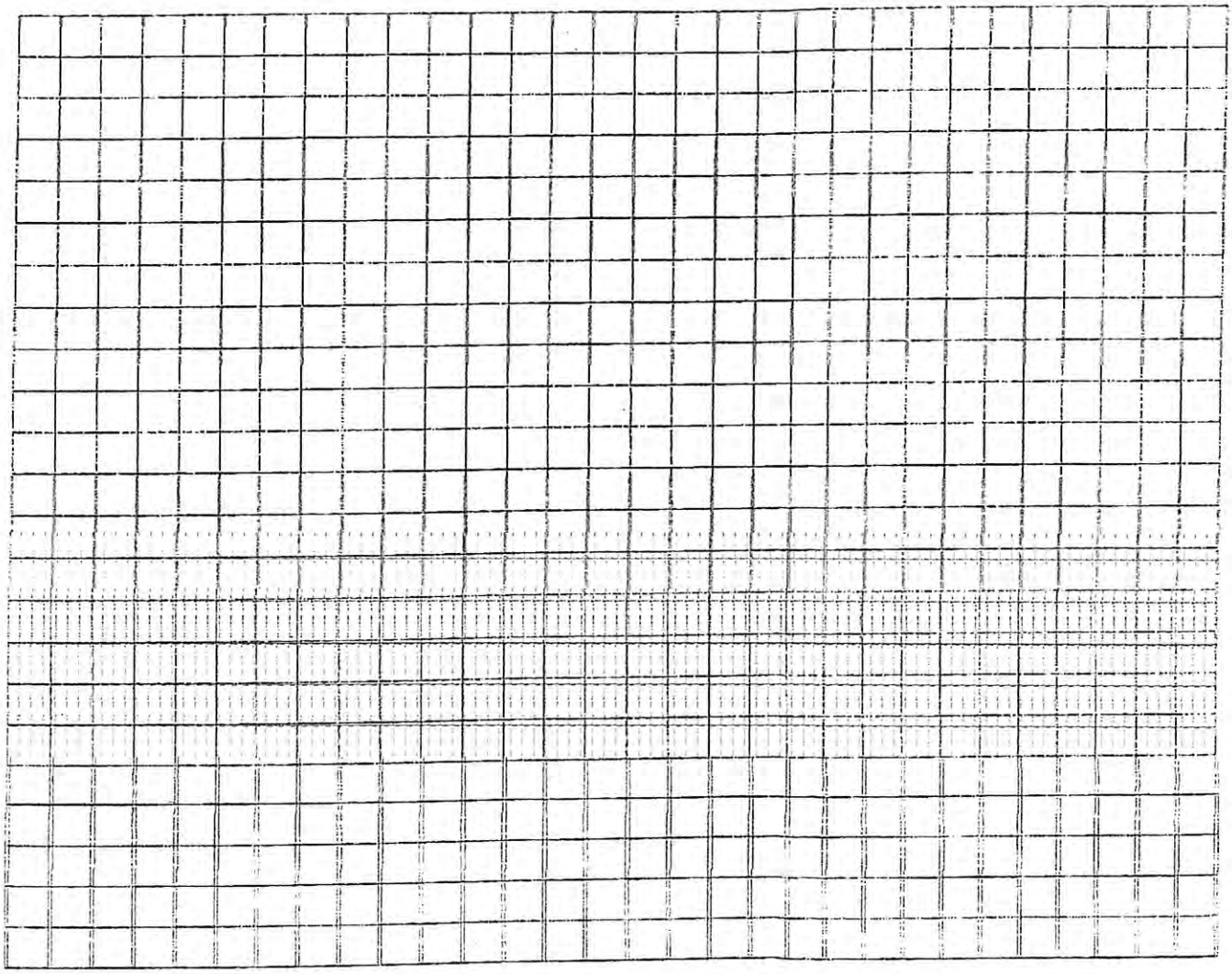
On Site Sewage Disposal System Location Plan

DATE:_____ APPLICATION NUMBER: _____

OWNER_____ EVALUATOR _____

PROPERTY ADDRESS _____

Please provide a DIMENSIONED sketch drawing indicating EXISTING AND PROPOSED property lines, existing roads and driveways, location of all existing buildings, location of existing wells, and location of existing septic tanks and tile beds.



PREPARED BY:_____

NOTE: The above sketch is not to exact scale.

See attached survey sketch.

SKETCH FOR SEVERANCE APPLICATION

OF PART OF

LOT 7, CONCESSION 7

IN THE GEOGRAPHIC

TOWNSHIP OF NORTH WALSINGHAM

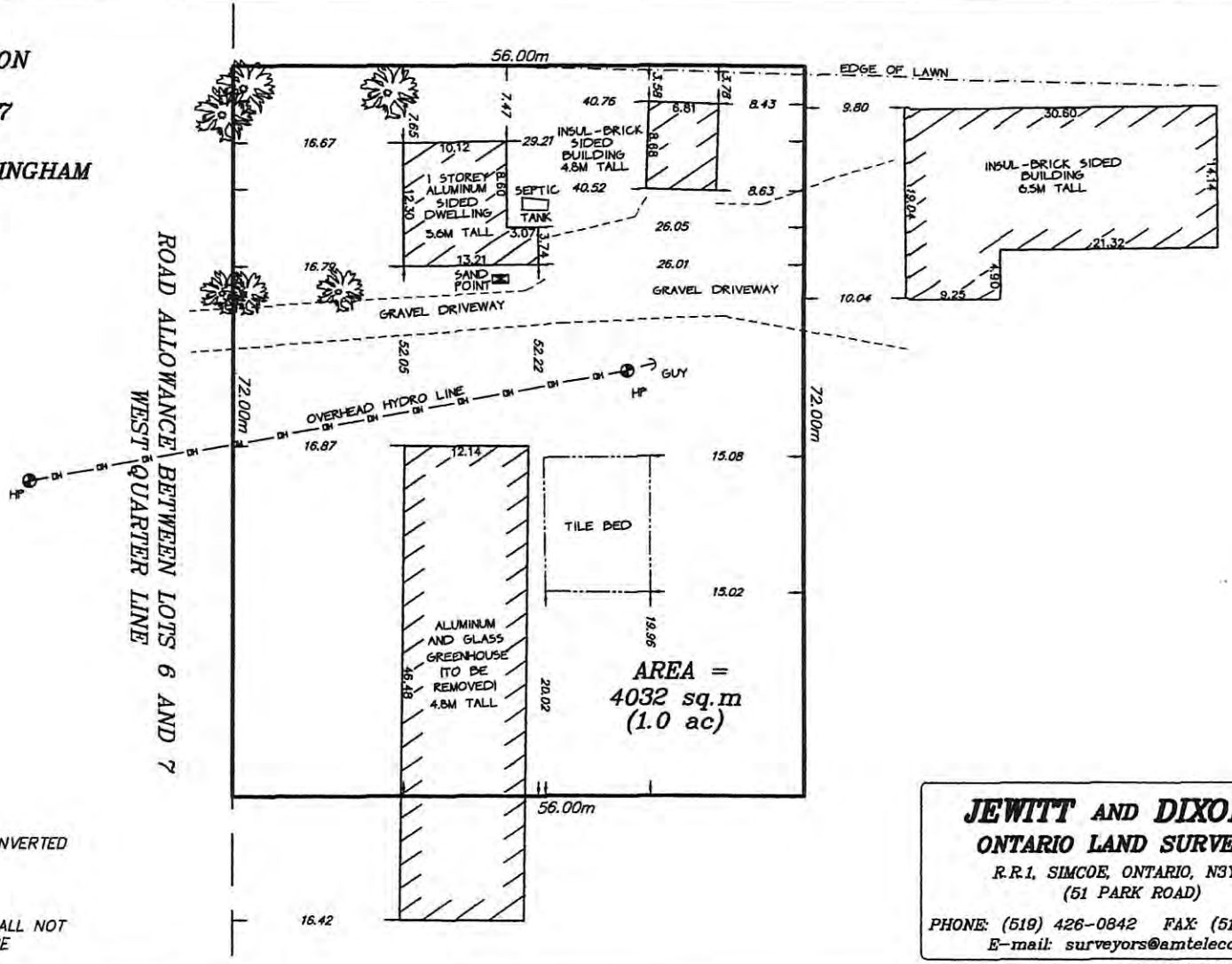
IN

NORFOLK COUNTY

SCALE: 1 : 500

JEWITT AND DIXON LTD.

APRIL 17, 2015



NOTE:

THIS PLAN IS IN METRIC AND CAN BE CONVERTED TO IMPERIAL BY MULTIPLYING BY 3.2808

CAUTION:

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED FOR PURPOSES OTHER THAN THE PURPOSE INDICATED IN THE TITLE BLOCK.

JEWITT AND DIXON LTD.

ONTARIO LAND SURVEYORS

R.R.1, SIMCOE, ONTARIO, N3Y 4J9

(51 PARK ROAD)

PHONE: (519) 426-0842 FAX: (519) 426-1034

E-mail: surveyors@amtelecom.net

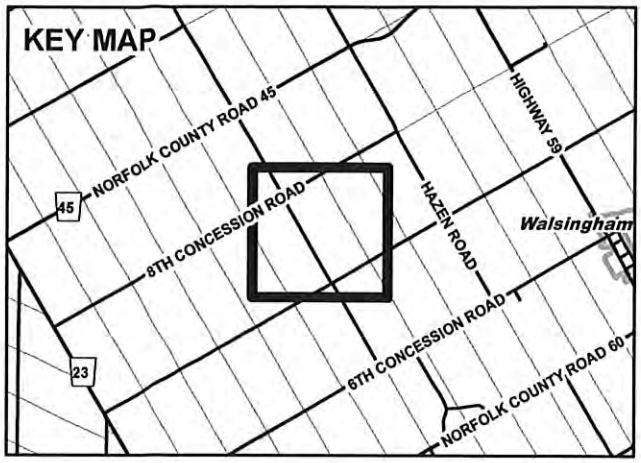
JOB # 15-839 SITKO FARMS INC.

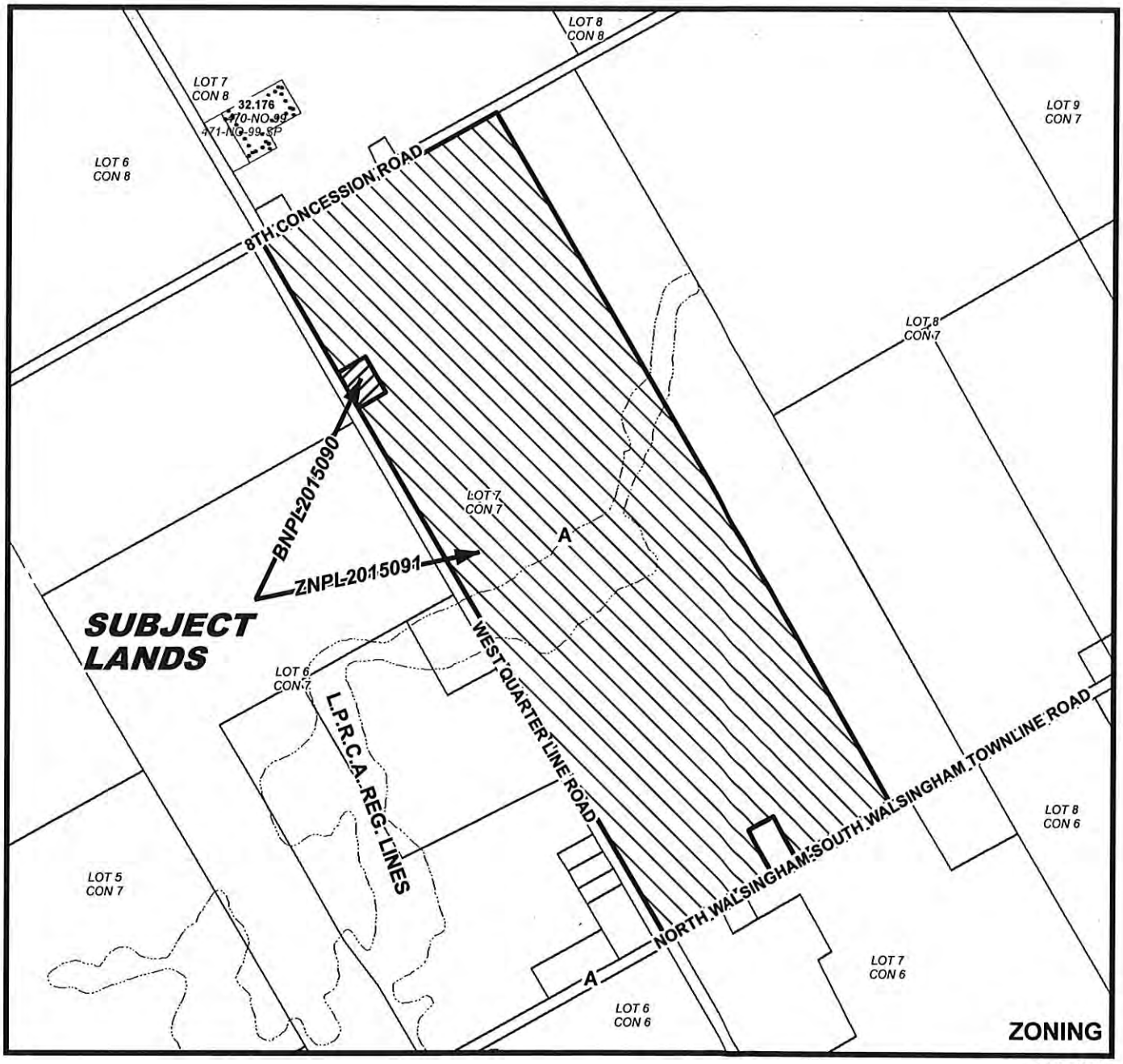
MAP 1
File Number: BNPL2015090 & ZNPL2015091
Geographic Township of
NORTH WALSINGHAM

N
W E
S

1:10,000

80 40 0 80 160 240 320
Meters

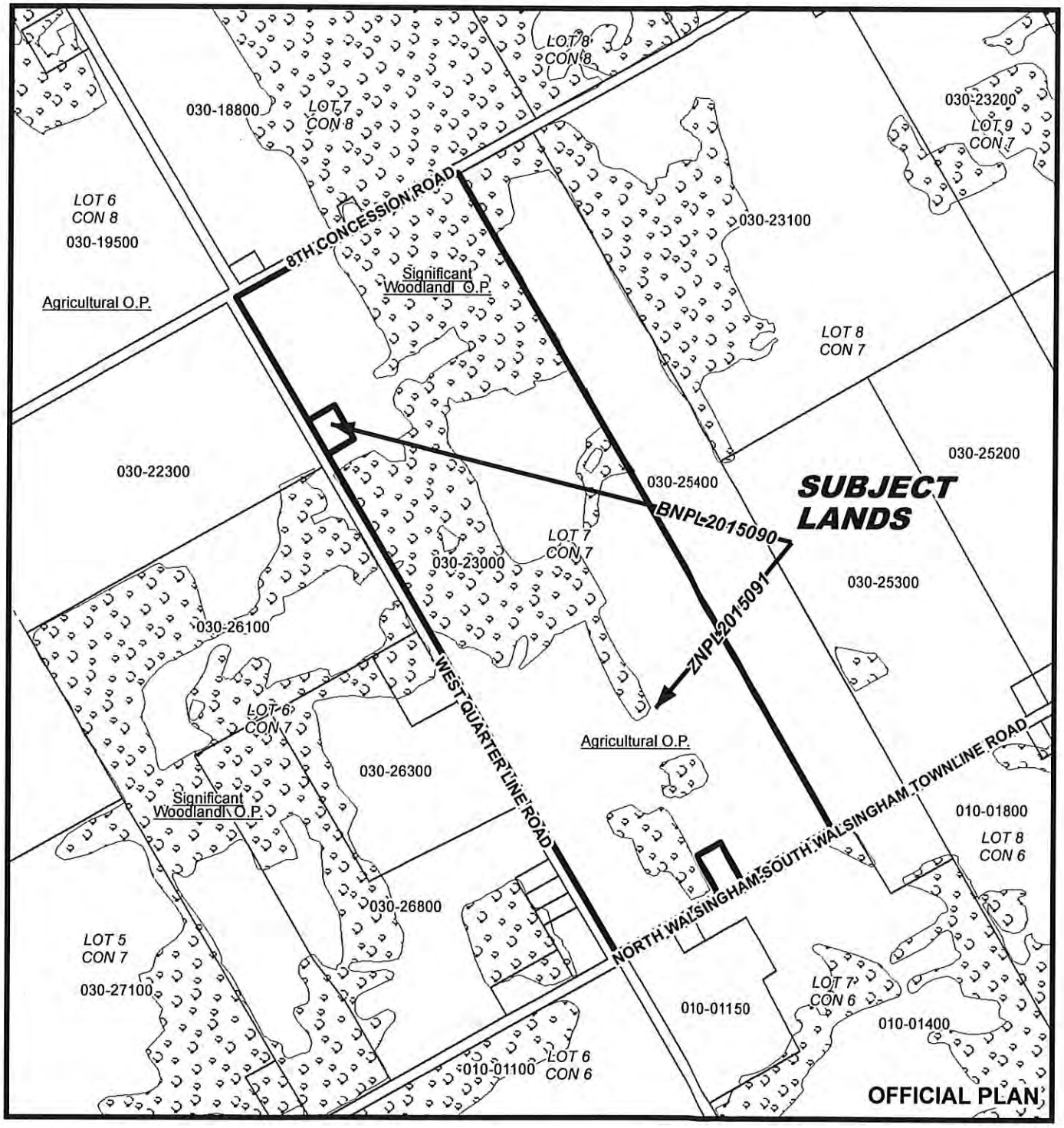




04/06/2015

MAP 2
File Number: BNPL2015090 & ZNPL2015091
Geographic Township of NORTH WALSINGHAM

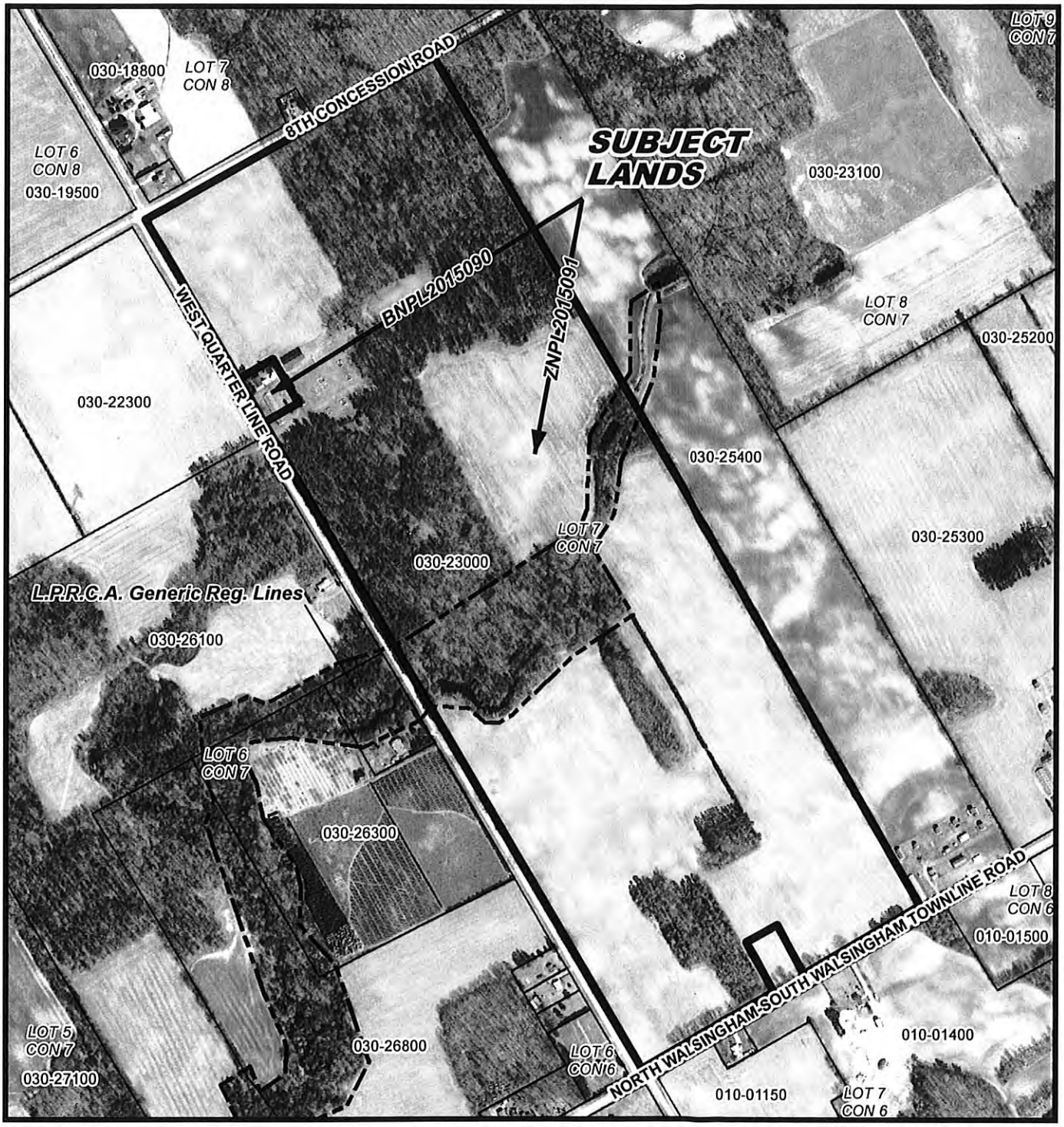
N
W E
S
4020 0 40 80 120 160 Meters
1:10,000



04/06/2015

MAP 3
File Number: BNPL2015090 & ZNPL2015091
Geographic Township of NORTH WALSINGHAM

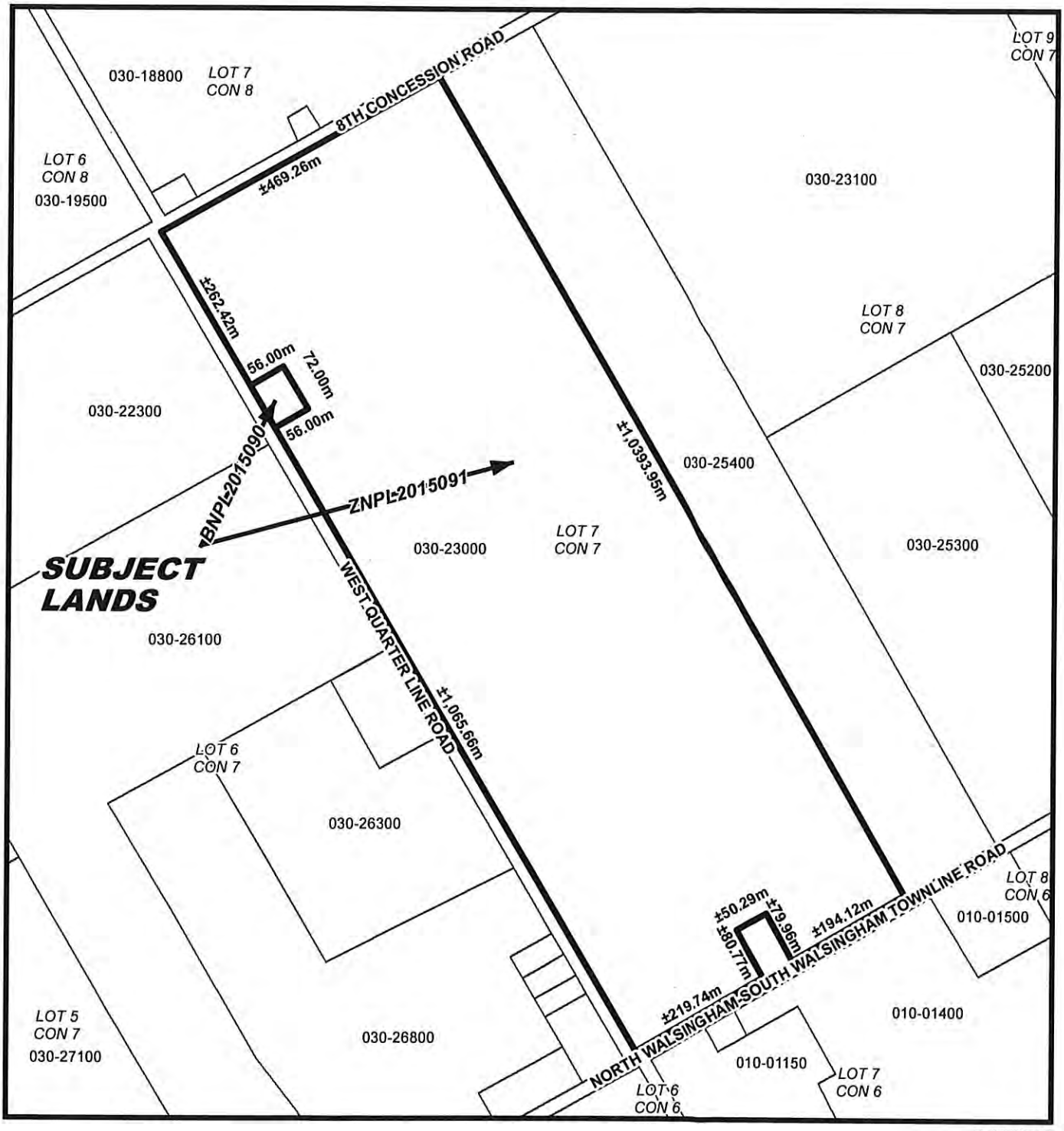
N
W E
S
3015 0 30 60 90 120
Meters
1:7,746



04/06/2015

MAP 5
File Number: BNPL2015090 & ZNPL2015091
Geographic Township of NORTH WALSINGHAM

N
W E
S
3015 0 30 60 90 120 Meters
1:8,000



04/06/2015